

Prepared by and Return to: Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 File No: S11-10-0764	Grantors Address: P. O. Box 43462 Vestavia, AL 35243 Home: <u>901-494-0032</u> Work: <u>same</u>	Grantees Address: 2415 Mason Drive Hernando, MS 38632 Home: <u>890-483-3044</u> Work: <u>901-396-8371</u>
--	---	--

WARRANTY DEED

RICHARD W. PITNER AND WIFE, SANDRA D. PITNER
GRANTORS

TO

MICHAEL E. FERRELL AND GINGER M. FERRELL,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Richard W. Pitner and wife, Sandra D. Pitner, do hereby sell, convey, and warrant unto Michael E. Ferrell and Ginger M. Ferrell, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

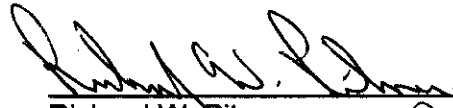

Lor 4, Section "A", Creekside Subdivision, located in Section 17, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 76, Pages 10-11, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 76, Pages 10-11, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2010 have been prorated, and possession is given with this deed.

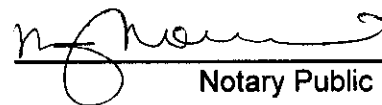
WITNESS our signature(s), this the 3rd day of December, 2010.


 Richard W. Pitner

 Sandra D. Pitner

STATE OF MISSISSIPPI:
 COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named RICHARD W. PITNER AND WIFE, SANDRA D. PITNER, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of December, 2010.


 Notary Public

My commission expires:

